

**Oxford Avenue  
Wimbledon Chase, SW20 8LT**

**£700,000 Leasehold - Share of Freehold**



**A spacious three-bedroom, two-bathroom split-level Edwardian maisonette with a private rear garden, ideally located within the admissions priority area for Wimbledon Chase Primary School.**

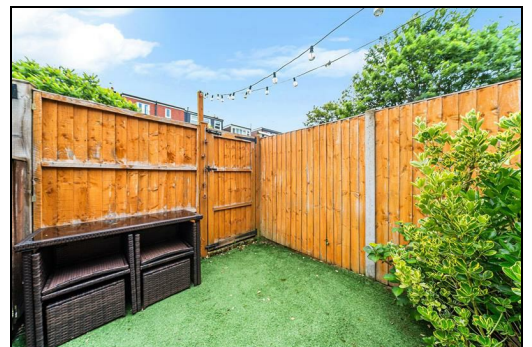
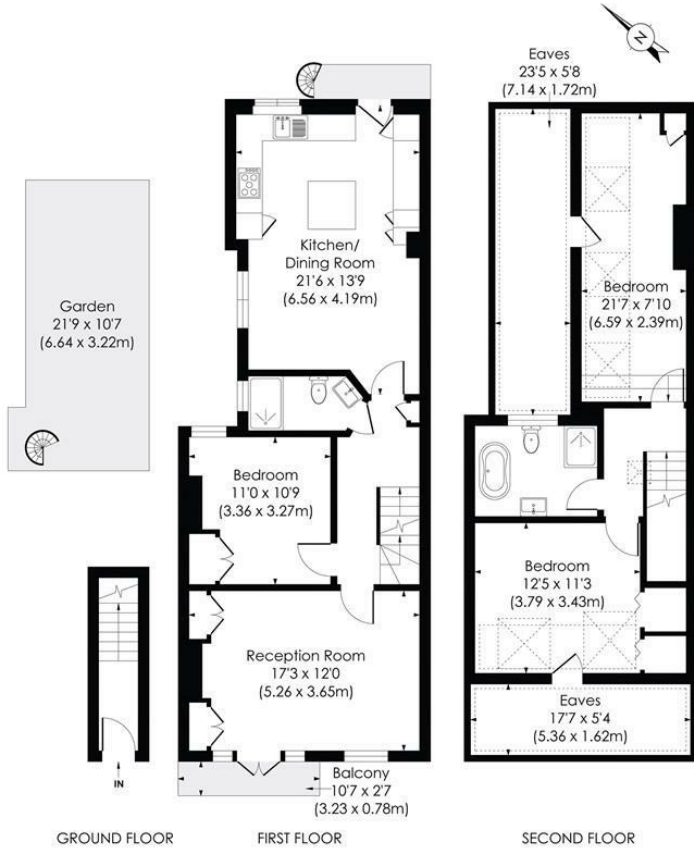
**This attractive home presents an excellent opportunity for first-time buyers, second-time buyers, or young families seeking generous living space in a desirable location. The property features a bright and spacious kitchen/dining room, a separate front reception room, three well-proportioned bedrooms, and two modern bathrooms. Further benefits include a private rear garden, characterful Edwardian features, and a practical split-level layout that provides flexible accommodation throughout.**

**OXFORD AVENUE, SW20**

Approx. Gross Internal Floor Area

**1489 Sq. ft/138.29 Sq. m (Including Reduced Height)**

**1108 Sq. ft/102.89 Sq. m (Excluding Reduced Height)**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom - Two Bathroom
- Split-Level Edwardian Maisonette
- Private Garden
- Gorgeous Kitchen And Dining Room
- Close To Wimbledon Chase Station & Shops
- Wimbledon Chase Primary School A.P.A
- EPC - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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